

FESTIVAL AT MANASSAS ■ MANASSAS, VA



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■ Festival at Manassas

PORTSMOUTH ROAD & SUDLEY ROAD (VA ROUTE 234) | MANASSAS, VA  
**2ND GEN RESTAURANT AVAILABLE**



Property Highlights

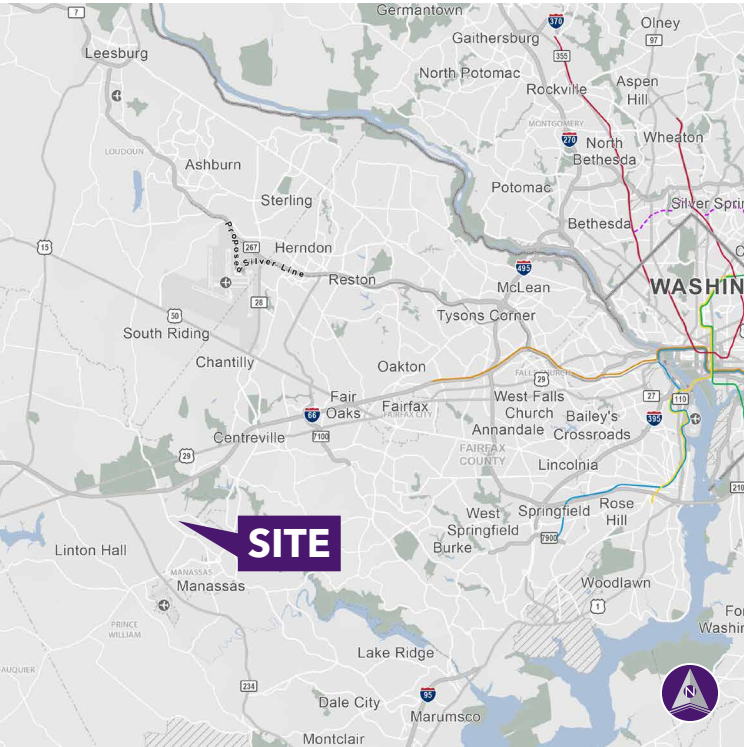
- Located in the heart of Manassas retail corridor across from Manassas Mall
- 40,000 cars per day travel on Sudley Road (VA Route 234)
- Anchored by Global Food

Demographics (2025 Estimated)

	1 Mile	3 Mile	5 Mile
Population	16,106	92,885	193,157
Average HH Income	\$99,382	\$124,924	\$151,823

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